

To: The Honorable Mayor and City Council

From: Maxine Calloway, Community Planning & Development Director

Date: August 27, 2013

Re: Transmittal of Annexation Application – Proposed NE 149 Street Area

RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, APPROVING THE SUBMITTAL OF AN APPLICATION TO MIAMI-DADE COUNTY TO ANNEX INTO THE CITY OF NORTH MIAMI AN AREA KNOWN AS THE 'NORTHEAST 149TH STREET ANNEXATION AREA', AND BORDERED ON THE NORTH-SIDE BY NORTHEAST 149TH STREET, ON THE EAST-SIDE BY NORTHEAST 11TH AVENUE (INCLUDING THOSE UNINCORPORATED PORTIONS OF NORTHEAST 11TH COURT), ON THE SOUTH-SIDE BY NORTHEAST 147TH STREET, AND ON THE WEST-SIDE BY NORTHEAST 10TH COURT; PROVIDING FOR AN EFFECTIVE DATE AND ALL OTHER PURPOSES.

REQUEST

That the Mayor and Council adopt the proposed resolution authorizing City Administration to transmit the proposed annexation application to Miami Dade County for the area bordered on the north-side by Northeast 149th Street, on the east-side by Northeast 11th Avenue (including those unincorporated portions of Northeast 11th Court), on the south-side by Northeast 147th Street, and on the west-side by Northeast 10th Court ("Subject Area") and; in accordance with the Boundary Change Procedure of Article 1, Section 20-3 of the Miami Dade County Code of Ordinances.

BACKGROUND

Policy 8.1.7 of the City's Comprehensive Plan encourages the City to actively pursue development and growth management opportunities through several mechanisms including but not limited to exploring annexations where necessary; Additionally, Policy 1.1.10 requires that the City conduct a study to determine the feasibility of annexing unincorporated County owned properties that are contiguous to the City's boundaries; As such, at its' July 9, 2013 meeting the Mayor and Council adopted Resolution R-2013-85 authorizing City Administration to conduct data and analysis to determine the feasibility of annexing the subject area which consists of 29.55 acres in size, contains 16 single family units and has a land use which is predominantly residential (95%) in nature. According to the Miami Dade Supervisor of Elections office **the area currently has 46 registered voters**, is on septic and is located within the City of North

Miami's Water Service Area. Attached, is an executive summary outlining the findings for each annexation area:

GROUND'S FOR PROPOSED ANNEXATION BOUNDARY CHANGES

The last 2010 census data revealed that the City of North Miami is approaching build out with only 1.5% vacant developable land remaining and a decline in overall population size by 1,094 persons, within the last decade. Further decline in the City's population could put the City at a disadvantage overtime since a smaller population limits North Miami from qualifying for allocation of certain Federal, State and County funding as well as diminish the City's political standing in the region. For instance allocation of funds for certain housing programs are dependent on a City's population size.

Furthermore the City's seat on critical regional boards such as the MPO and the South Florida Regional Planning Council are dependent on the City's population size. **Given the foregoing, future opportunities for continued economic growth and expansion in North Miami primarily exist in strategically pursuing infill redevelopment and annexations.** Based on staff's analysis the proposed annexation is anticipated to result in a total revenue gain of over \$8,853 in new property taxes alone (additional gains may be achieved from future building, reoccupancy, and other permit requests).

Staff has concluded that due to its current isolated location and small size, the subject area would be more efficiently served by the City of North Miami rather than Miami Dade County. **Staff is of the opinion that the proposed annexation application is in keeping with the intent of Section 20-7 A(1)(c) of the Miami Dade County Code which seeks to eliminate such enclaves and create more cohesive, inclusive neighborhoods throughout the County.**

CONCLUSION

Staff believes the City has met all the annexation requirements outlined in Chapter 20 of the County Code and as such requests that the Council approves the proposed resolution authorizing staff to transmit a formal application to Miami Dade County Clerk for review.

Attachments

- 1) Map of Proposed Annexation
- 2) Resolution
- 3) Executive summary

RESOLUTION NO. _____

RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, APPROVING THE SUBMITTAL OF AN APPLICATION TO MIAMI-DADE COUNTY TO ANNEX INTO THE CITY OF NORTH MIAMI AN AREA KNOWN AS THE 'NORTHEAST 149TH STREET ANNEXATION AREA', AND BORDERED ON THE NORTH-SIDE BY NORTHEAST 149TH STREET, ON THE EAST-SIDE BY NORTHEAST 11TH AVENUE (INCLUDING THOSE UNINCORPORATED PORTIONS OF NORTHEAST 11TH COURT), ON THE SOUTH-SIDE BY NORTHEAST 147TH STREET, AND ON THE WEST-SIDE BY NORTHEAST 10TH COURT; PROVIDING FOR AN EFFECTIVE DATE AND ALL OTHER PURPOSES.

WHEREAS, policy 8.1.7 of the City of North Miami ("City") Comprehensive Plan encourages the City to actively pursue development and growth management opportunities through several mechanisms including, but not limited to the potential of annexations where necessary; and

WHEREAS, the Mayor and City Council desire to annex the subject area known as the '*Northeast 149th Street Annexation Area*', and bordered on the north-side by Northeast 149th Street, on the east-side by Northeast 11th Avenue (including those unincorporated portions of Northeast 11th Court), on the south-side by Northeast 147th Street, and on the west-side by Northeast 10th Court ("Subject Area"), as depicted in the attached map; and

WHEREAS, Policy 1.1.10 of the City's Comprehensive Plan requires that the City conduct a study to determine the feasibility of annexing areas situated within unincorporated Miami-Dade County and which are contiguous to the City's boundaries; and

WHEREAS, on July 9, 2013, the Mayor and City Council adopted Resolution R-2013-85, authorizing the City administration to conduct an analysis and collect data to determine the feasibility of annexing the Subject Area; and

WHEREAS, City administration completed its analysis of the proposed annexation and determined that: 1) due its current isolated location, the Subject Area is essentially an unincorporated enclave engulfed by the City by more than eighty (80) percent and would be more efficiently served by the City rather than Miami-Dade County, and 2) with the area located less than one (1) mile away, the residents would benefit from its close proximity to City Hall and

most City services, as opposed to Miami-Dade County which is located twenty (20) miles away; and

WHEREAS, consistent with Miami-Dade County Code of Ordinances, formal notice of the City's intent to annex the Subject Area was published in a newspaper of general circulation, and provided to all property owners situated within the Subject Area, as well as six hundred (600) feet from the boundaries of the Subject Area; and

WHEREAS, City administration seeks authorization from the Mayor and City Council to file a formal annexation application with the Miami-Dade County Clerk, in accordance with the requirements of Section 20-3 of the Miami-Dade County Code of Ordinances; and

WHEREAS, the Mayor and City Council have reviewed the proposed annexation application and determined that it satisfies the goals, objectives and policies of the City's Comprehensive Plan and therefore, it is in the best interest of the City to proceed with the formal annexation application to Miami-Dade County.

NOW THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA:

Section 1. **Authorization to Submit Annexation Application.** The Mayor and City Council of the City of North Miami, hereby approve the submittal of an application to Miami-Dade County to annex into the City of North Miami an area known as the 'Northeast 149th Street Annexation Area', and bordered on the north-side by Northeast 149th Street, on the east-side by Northeast 11th Avenue (including those unincorporated portions of Northeast 11th Court), on the south-side by Northeast 147th Street, and on the west-side by Northeast 10th Court, as depicted in the attached map.

Section 2. **Effective Date.** This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED by a _____ vote of the Mayor and City Council of the City of North Miami, Florida, this _____ day of August, 2013.

LUCIE M. TONDREAU
MAYOR

ATTEST:

MICHAEL A. ETIENNE, ESQ.
CITY CLERK

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

REGINE M. MONESTIME
CITY ATTORNEY

SPONSORED BY: CITY ADMINISTRATION

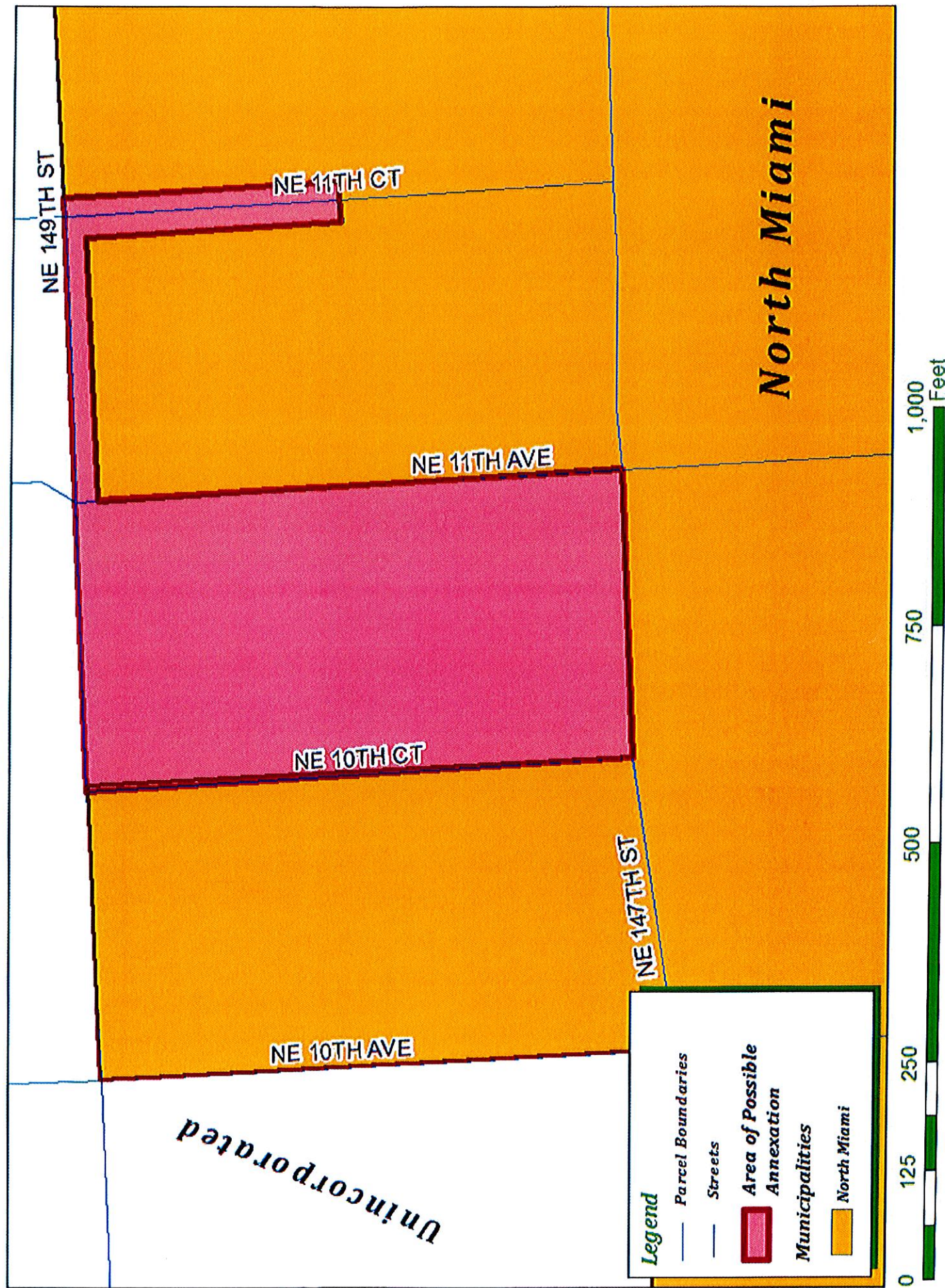
Moved by: _____

Seconded by: _____

Vote:

Mayor Lucie M. Tondreau	_____ (Yes)	_____ (No)
Vice Mayor Marie Erlande Steril	_____ (Yes)	_____ (No)
Councilperson Scott Galvin	_____ (Yes)	_____ (No)
Councilperson Carol F. Keys, Esq.	_____ (Yes)	_____ (No)
Councilperson Philippe Bien-Aime	_____ (Yes)	_____ (No)

Possible Annexation: 149th Street Annexation Area



NE 149 St AREA ANNEXATION

Boundaries:

Bounded on the North by NE 149 Street; on the East by NE 11 Avenue (including those unincorporated portions of NE 11 Court); bounded on the South by NE 147 Street, on the west by NE 10th Court.

Land Use and Electorate Analysis

Size of Annexation Area: 29.55 Acres
Total Population Size: 70
Residential Percentage: 95%
Single-family homes: 16
Number of Electors: 46
Election or Petition: No Petition; Election Required
Area on Septic/Sewer: Septic
In Water Service Area: Yes

Estimated Expenses

Service to be Provided	Annual Cost to Provide Service	1 st year Cost	Source of Funds
Police	0	0	General
Water supply & distribution	0	0	W&S
Collection and treatment of sewage	0	0	W&S
Garbage, refuse collection and disposal	0	0	Sanitation
Street lighting and roadway maintenance	2,000	2,000	General
Parks (Contractual Tree Trimming)	320	1600	General
Totals	\$2,320	3,600	

Estimated Fiscal Impact

Total Assessed Value	Total Taxable Value	City Tax Annual Revenues 8.1 mils	Annual Cost	Net Revenue Annual
\$2,368,280	\$1,092,982	\$ 8,853	\$ 2,320	\$6,533

Staff Recommendation: Support Annexation